

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 8/215 Williams Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$315,000 & \$345,000

### Median sale price

Median price \$677,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2025 to 30/06/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/55 Surrey Rd SOUTH YARRA 3141	\$330,000	15/08/2025
2	11/35a Grandview Gr PRAHRAN 3181	\$335,000	31/07/2025
3	6/270 Williams Rd TOORAK 3142	\$330,000	27/06/2025

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 22/09/2025 13:07

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**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$315,000 - \$345,000  
**Median Unit Price**  
June quarter 2025: \$677,000

## Comparable Properties



7/55 Surrey Rd SOUTH YARRA 3141 (REI)

[Agent Comments](#)

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 15/08/2025  
**Property Type:** Apartment



11/35a Grandview Gr PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

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**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 31/07/2025  
**Property Type:** Apartment



6/270 Williams Rd TOORAK 3142 (REI/VG)

[Agent Comments](#)

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** Apartment

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